



CLICK OR SCAN

El Paso Lower Valley Commerce Center

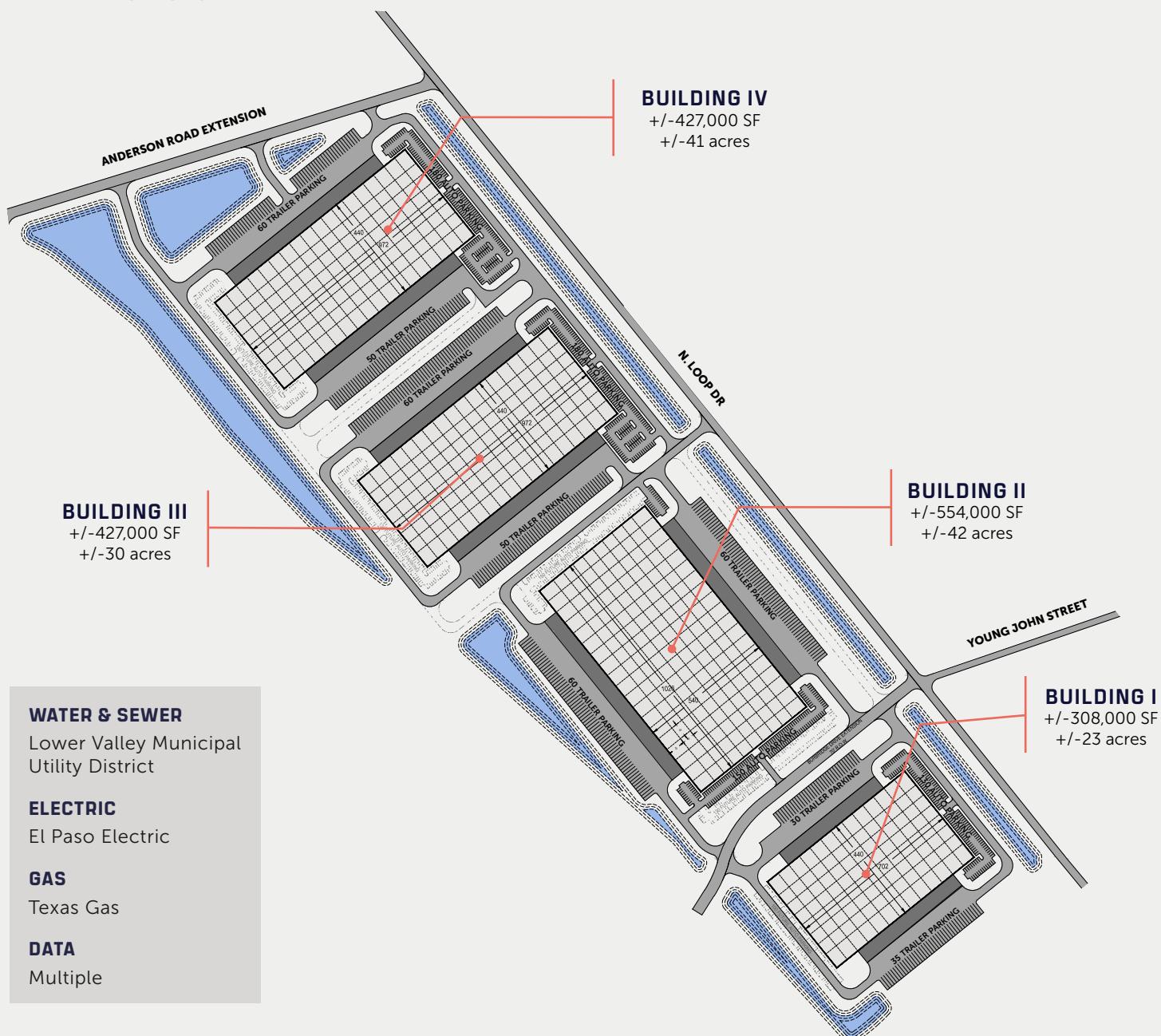
140-ACRE CLASS A INDUSTRIAL PARK

Build-to-suit and pre-leasing opportunities available
Located in East El Paso
SWC of N. Loop Drive & Anderson Road, Clint, Texas



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A**CONCEPTUAL MASTER PARK SITE PLAN 140 ACRES****OPTION 01**

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Available for
Build-to-Suit
or User Sales

The El Paso Lower Valley Commerce Center offers users a well located, fully turn-key, and cost effective real estate solution that can accommodate a user's exact specifications.

50,000 - 1,800,000+ SF options currently available

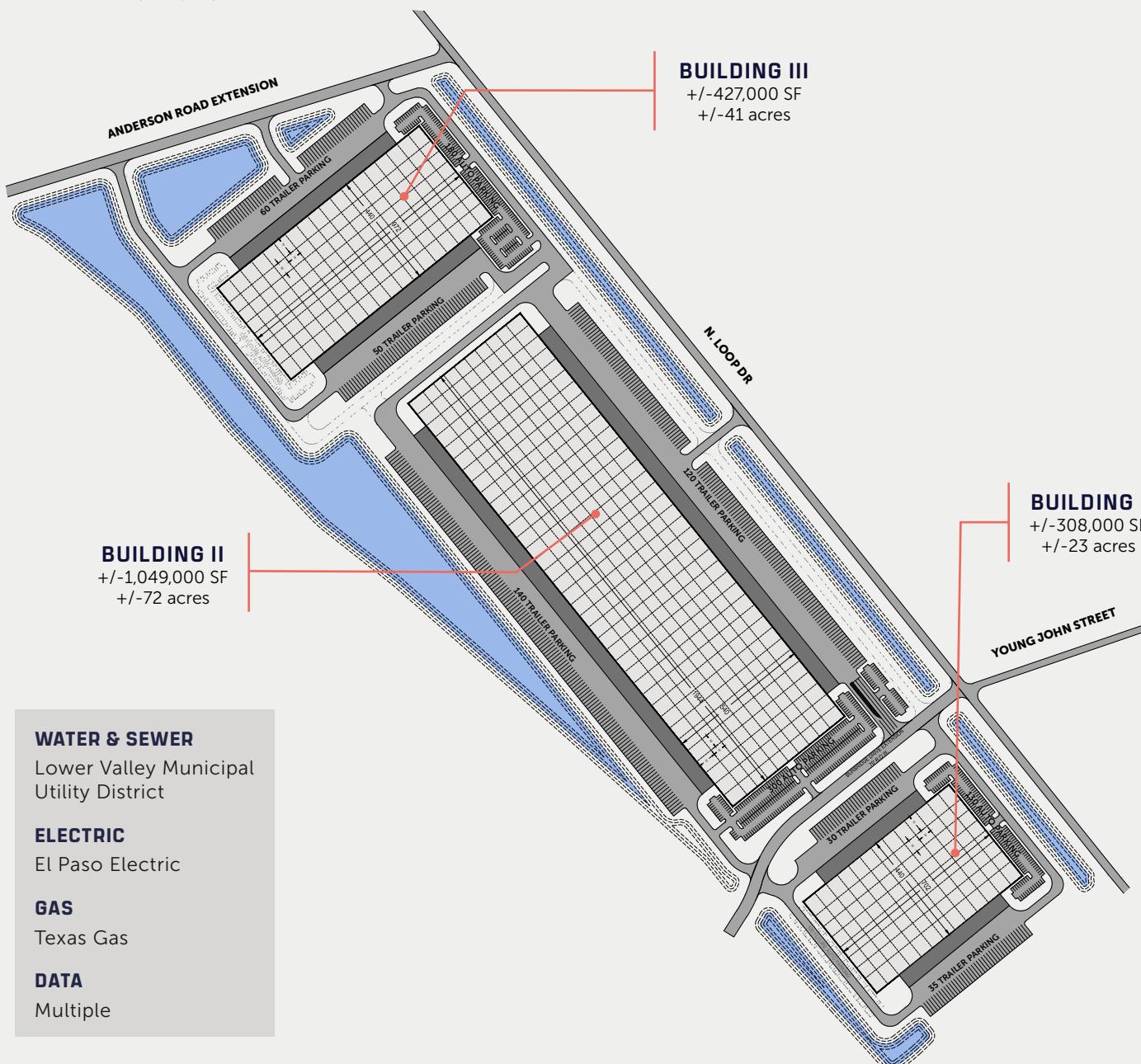
Generous tenant improvement packages

Fully customizable development plans

Existing El Paso electric infrastructure to be improved

N loop drive to be improved

Shovel ready site - all due diligence completed

A**CONCEPTUAL MASTER PARK SITE PLAN 140 ACRES****OPTION 02****N**

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El Paso Lower Valley Commerce Center is located in the next phase of industrial development in East El Paso with **convenient access to Interstate 10 and TX-375 Loop** and **close proximity to the Zaragoza International Port of Entry**.

- Located in Socorro El Paso County
- 3.3 miles to Interstate 10 / Darrington Road interchange
- 5 miles to Interstate 10 / Horizon Blvd. interchange
- 6.5 miles to TX-375 Loop
- 10.1 miles to Zaragoza International Port of Entry
- 17.7 miles to Tornillo-Guadalupe International Bridge
- 17 miles to El Paso International Airport
- Robust surrounding labor pool

Sites **available now** for build-to-suit or user sales



ZARAGOSA /
YSLETA PORT OF ENTRY
10.1 MI



5 miles to I-10
Horizon Interchange

10

3.3 miles to I-10
Darrington Interchange

Nearmap

El Paso Lower Valley Commerce Center

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